

144.0

0008

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
788,500 / 788,500
788,500 / 788,500
788,500 / 788,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		NEWPORT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: SUTER MARY C SPRAGUE &	
Owner 2: SUTER DAVID J	
Owner 3:	

Street 1: 156 NEWPORT ST
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: WOODS ROBERT J/RACHEL J -
Owner 2: -

Street 1: 156 NEWPORT ST
Twn/City: ARLINGTON

StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains .09 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2059 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3922		Sq. Ft.	Site		0	80.	1.37	9									430,127						430,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	3922.000	355,000	3,400	430,100	788,500	
Total Card	0.090	355,000	3,400	430,100	788,500	Entered Lot Size
Total Parcel	0.090	355,000	3,400	430,100	788,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	383.05	/Parcel: 383.05	Land Unit Type:

User Acct	94490
GIS Ref	
GIS Ref	
Insp Date	12/16/17
111278!	

USER DEFINED

Prior Id # 1:	94490
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	12:14:04
PRINT	
LAST REV	
11278	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODS ROBERT J/	57681-154		10/20/2011	Change>Sale	503,000	No	No		
DONOVAN ROBERT	51021-417		4/11/2008		485,000	No	No		
	12074-159		9/11/1971		33,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2021	408	Porch	11,300	C				
11/18/2016	1428	New Wind	8,000	C				
11/5/2013	1628	Manual	14,000	C				
11/1/2012	1436	Redo Bas	25,000	C				
2/14/2012	138	Redo Kit	18,600					
11/30/2011	1560	Re-Roof	12,000					REFRAME FRONT ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
2/3/2014	Info Fm Prmt	EMK	Ellen K
4/26/2013	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	JBS	JOHN S
5/29/2012	Info Fm Prmt	MM	Mary M
1/20/2012	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	336	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	256	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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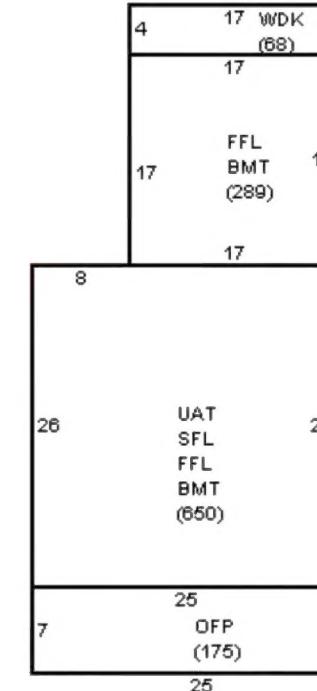
SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1950	26.96	T	40	101			3,400			3,400

More: N

Total Yard Items: 3,400

Total Special Features:

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units:	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	7
3	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	939	58.700	55,121	BMT	100	RRM	50	F
FFL	First Floor	939	168.680	158,393					
SFL	Second Floor	650	168.680	109,643					
OPF	Open Porch	175	25.670	4,492					
UAT	Upper Attic	163	67.470	10,964					
WDK	Deck	68	15.840	1,077					
Net Sketched Area:		2,934	Total:		339,690				
Size Ad	1589	Gross Area	3421	FinArea	2059				

SUB AREA DETAIL**IMAGE****AssessPro Patriot Properties, Inc**